

LOUDOUN COUNTY PLANNING COMMISSION

ACTION SUMMARY

THURSDAY, MAY 21, 2009

6:00 P.M. PUBLIC HEARING

LOCATION: BOARD ROOM
Government Center
1st Floor

Commissioners Present: Peggy Maio, Chairman, Blue Ridge District; Robert Klancher, Vice-Chairman, Broad Run District; Erin Austin, Catoctin District; Chris Brodrick, Potomac District; Sandra Chaloux, Michael Keeney, Sugarland Run District; Dulles District; Gigi Robinson, Leesburg District; Kevin Ruedisueli, At Large; Helena Syska, Sterling District.

Staff Present: Van Armstrong, Program Manager, Land Use Review; Lou Mosurak, Office of Transportation Services; Planners: Judi Birkitt, Stephen Gardner; Nancy Bryan, Recording Secretary.

1. ADMINISTRATIVE ITEM

- a. Mr. Kevin Ruedisueli has been appointed to the Planning Commission to replace Commissioner Christeen Tolle, who is moving to Germany.

2. DISCLOSURES

- a. Mr. Klancher had a conversation with the applicant for the Broadlands South S. 204 Hotel application; had a conversation with an adjacent HOA to discuss the NIVO Substation application.
- b. Ms. Chaloux had an e-mail exchange with Christine Gleckner regarding the AOL Campus application; had several telephone conversations with Roy Barnett regarding the Broadlands South S. 204 Hotel application; had an e-mail exchange with the applicant representative for the NIVO Substation; had voicemail and e-mail exchange with Ann Goode regarding the Moorefield Station Retail – Drive-Thru Banks application.
- c. Mr. Ruedisueli had a telephone conversation with Ann Goode regarding the Moorefield Station Retail – Drive-Thru Banks application.
- d. Ms. Syska had a voicemail exchange with Ann Goode regarding the Moorefield Station Retail – Drive-Thru Banks application.
- e. Ms. Maio had several telephone conversations with the applicants for the Broadlands South S. 204 Hotel application.

3. SPEX 2008-0064, DULLES LANDING PETSMART ANIMAL HOSPITAL

There was no public comment.

The Planning Commission forwarded SPEX 2008-0064, Dulles Landing Petsmart Animal Hospital to the Board of Supervisors with a recommendation of approval subject to the Conditions of Approval dated May 7, 2009 and with the Findings contained within the May 21, 2009 Staff Report. (9-0). *Staff Contact: Sophia Fisher*

4. ZMAP 2008-0011, AOL CAMPUS

There was no public comment.

The Planning Commission forwarded ZMAP 2008-0011, AOL Campus to the Board of Supervisors with a recommendation of approval subject to the Proffer Statement dated April 20, 2009 and based on the Findings contained in the May 21, 2009 Staff Report. (9-0).

Staff Contact: Judi Birkitt

5. SPEX 2008-0032, BROADLANDS SOUTH S. 204 HOTEL

PUBLIC COMMENT:

- Ms. Janette Proctor, resident, Vantage Point, spoke in opposition.
- Mr. Tim Tozer, resident, Broadlands, spoke in opposition.
- Ms. Karen Ficker, President, Vantage Point HOA, spoke in opposition.
- Mr. John Toman, resident, Vantage Point spoke in opposition.

DISCLOSURE:

1. Ms. Chaloux had a conversation with Ms. Karen Ficker regarding the application.

The Planning Commission forwarded SPEX 2008-0032, Broadlands South S. 204 Hotel to a Planning Commission Worksession for further discussion. (9-0). *Staff Contact: Sophia Fisher*

6. CMPT 2008-0015, SPEX 2008-0044, NIVO SUBSTATION

PUBLIC COMMENT:

- Mr. Jeff Nein, Cooley Godward Kronish spoke on behalf of the property owner.
- Mr. Ken Jonmaire, representing Merritt Properties, spoke in support of the application.
- Mr. Luis Rose, Cameron Chase HOA representative, commented on the application.
- Mr. Terrence O'Mara, resident, Cameron Chase, commented on the application.
- Mr. Michael Capretti, Stonegate Land Resources, LLC spoke in support of the application.

The Planning Commission forwarded CMPT 2008-0015, SPEX 2008-0044, NIVO Substation to the May 28, 2009 Planning Commission Worksession for further discussion. The Planning Commission requested that the drawings be revised to reflect the variation in dimension along the wall with a range as it steps down; and that the property owner, the applicant (to the extent needed), and representatives of the HOA meet to discuss the landscaping in front of the twelve foot wall. (9-0). *Staff Contact: Stephen Gardner*

WORKSESSION FOLLOWING THE PUBLIC HEARING:

1. SPEX 2006-0026, MOOREFIELD STATION RETAIL – DRIVE-THRU BANKS

The Planning Commission forwarded SPEX 2006-0026, Moorefield Station Retail – Drive-Thru Banks to the Board of Supervisors with a recommendation of approval subject to the Conditions of Approval dated May 11, 2009 based on the attached Findings. (8-1, Robinson opposed). *Staff Contact: Nicole Steele*